083.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	701,700 / 701,700
					USE VALUE:	701,700 / 701,700
					ASSESSED:	701,700 / 701,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CULP TIFFANY & MICHAEL
Owner 2:	
Owner 3:	
Street 1:	39 ALPINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SNYDER ANGELA & DAVID -
Owner 2:	-
Street 1:	39 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1932, having primarily Wood Shingle Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5161.000	296,800	2,500	402,400	701,700
Total Card	0.118	296,800	2,500	402,400	701,700
Total Parcel	0.118	296,800	2,500	402,400	701,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.69 /Parcel: 421.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51687

GIS Ref

GIS Ref

Insp Date 10/19/18

!6737!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	296,800	2500	5,161.	402,400	701,700		Year end	12/23/2021
2021	101	FV	286,900	2500	5,161.	402,400	691,800		Year End Roll	12/10/2020
2020	101	FV	286,900	2500	5,161.	402,400	691,800	691,800	Year End Roll	12/18/2019
2019	101	FV	228,200	2500	5,161.	396,600	627,300	627,300	Year End Roll	1/3/2019
2018	101	FV	228,200	2500	5,161.	304,700	535,400	535,400	Year End Roll	12/20/2017
2017	101	FV	228,200	2500	5,161.	287,400	518,100	518,100	Year End Roll	1/3/2017
2016	101	FV	228,200	2500	5,161.	264,400	495,100	495,100	Year End	1/4/2016
2015	101	FV	214,600	2500	5,161.	247,200	464,300	464,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:23:55

LAST REV

Date	Time
07/22/19	10:57:23
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6737

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SNYDER ANGELA &	65961-512		8/24/2015	Mult Lots	700,000	No	No		
HAYES FRANCIS J	58207-163		12/30/2011	Mult Lots	451,000	No	No		
	12487-501		7/27/1973		33,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2018	138	Wood Dec	7,900	C				
9/18/2017	1211	Siding	1,100	C				
3/5/2012	153	Manual	20,000					install 2 furnaces
5/5/2010	396	Redo Bat	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
11/24/2008	Meas/Inspect	163	PATRIOT
1/19/2000	Meas/Inspect	163	PATRIOT
8/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51687
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5161		Sq. Ft.	Site		0	70.	1.11	6									402,383						402,400	

Total AC/HA:	0.11848	Total SF/SM:	5161	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	402,383	Spl Credit		Total:	402,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.28100955
Const Adj.:	0.98000199
Adj $ / SQ:	138.093
Other Features:	94000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364672
Depreciation:	67829
Depreciated Total:	296843

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

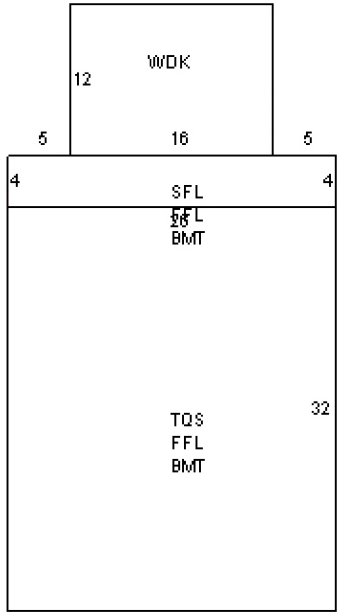
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.09
Special Features:	0	Val/Su Net:	106.30
Final Total:	296800	Val/Su SzAd	178.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	41.430	38,777
FFL	First Floor	936	138.090	129,255
TQS	3/4 Story	624	138.090	86,170
WDK	Deck	192	10.980	2,109
SFL	Second Floor	104	138.090	14,362
	Net Sketched Area:	2,792	Total:	270,673
Size Ad	1664	Gross Area	3000	FinArea 1664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	F	FR	1932	24.27	T	50	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:	Total: 2,500